

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10853 T. Baltzel, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Howard H. Mackey dissenting, the following Order of the Board was entered at the meeting of July 20, 1971.

ORDERED:

That the appeal for variance from the minimum lot area, width, side yard, Section 3305.4 and Section 1302 to permit subdivision of lots and erection of a 3 new rowhouses at 2453-55-59 Tunlaw Road and 3714 Calvert Street, N. W., lots 316, 317, 904, Square 1300, be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. The subject property is located in a R-3 District.
2. The property is presently unimproved located at 2453-2455 and 2459 Tunlaw Road and 3714 Calvert Street, lots 316, 317, and 904, Square 1300.
3. Appellant request a variance from the minimum lot area, width, side yard to permit subdivision of lots and erection of 3 new rowhouses.
4. Each of the proposed townhouses has an 18 foot yard and a 12 foot sidewalk.
5. Considerable opposition was registered at the public hearing as to the granting of this appeal.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 20, 1971

Appeal No. 10853 T. Baltzel, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with the absence of Samuel Scrivener, Jr., the following AMENDMENT in the Order of the Board was entered at the meeting of November 23, 1971.

EFFECTIVE DATE OF AMENDMENT - Dec. 13, 1971

ORDERED:

That the appeal for variance from the minimum lot area, width, side yard, Section 3305.4 and Section 1302 to permit subdivision of lots and erection of three (3) new rowhouses at 2453-55-59 Tunlaw Road and 3714 Calvert Street, NW., Lots 36,317,904, Square 1300, be amended.

THAT FINDING OF FACT NO. 3 BE AMENDED TO READ:

Appellant request variance from the minimum lot area, width and side yard to permit subdivision of lot and erection of three (3) rowhouses on Calvert Street, each with a 23 foot frontage.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE A. GROGAN
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.

Appeal No. 10853
August 11, 1971
Page 2

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the good of the public and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition in that there shall be an easement provided to serve the residents on Tunlaw Road.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

BY: 

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
